

STATE MS.-DE SOTO CO. SS
SS

DANA DANIEL N/K/A
DANA TWADDLE, ET VIR,
GRANTOR(S)

SEP 13 9 51 AM '04

BK 481 PG 797
J. E. DAVIS CH. CLK.

TO

WARRANTY DEED

ALAN T. ATKINSON,
GRANTEE(S)

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, the undersigned Grantors, **DANA DANIEL N/K/A DANA TWADDLE and DEAN A. TWADDLE, wife and husband**, do hereby sell, convey and warrant unto **ALAN T. ATKINSON, an unmarried person**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

Lot 20, Section A, Honey Ridge Subdivision, in Section 35, Township 3 SOUTH, Range 6 WEST, as per plat thereof recorded in Plat Book 61, Pages 8-15, recorded in the office of the Chancery Clerk of DeSoto County, Mississippi.

And

An Ingress-Egress Easement as recorded in Deed Book 393, Page 701 in the office of the Chancery Clerk of DeSoto County, Mississippi on the following described real property:

Beginning at the southwest corner of Lot 21 Honey Ridge Subdivision, Section "A", in Section 35, Township 3 SOUTH, Range 6 WEST, DeSoto County, Mississippi, as per plat thereof of record in Plat Book 61, at Pages 8-15 in the Office of the Chancery Clerk of DeSoto County, Mississippi; said point being a point in the east right of way of Kevin Drive (50 feet wide); thence South 61" 45' East 216.5 feet along the south line of said Lot 21 to a point; thence North 19" 30' feet to a point; thence North 69" 51' West 214.0 feet to the point of beginning

Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed; taxes for the year 2004 shall be prorated among the parties.

WITNESS OUR SIGNATURE(S) this the 9th day of September, 2004.

Dana Daniel N/K/A Dana Twaddle
DANA DANIEL N/K/A DANA TWADDLE

Dean A. Twaddle
DEAN A. TWADDLE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, DANA DANIEL N/K/A DANA TWADDLE and DEAN A. TWADDLE, who acknowledged that they signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

Given under my hand and official seal this 9th day of September, 2004.



Shelly R. Byrum
NOTARY PUBLIC

My Commission Expires:

ADDRESS OF GRANTORS:
200 MOORE AVE APT 5D
SENATORIA, MS. 38668
Home: 901-601-6789
Work: 901-224-4055

ADDRESS OF GRANTEEES:
5896 Honey Oak Drive
Hernando, MS 38632
Home: 901-921-3136
Work: 901-396-9110

PREPARED BY ~~AND RETURN TO~~:
FIRST NATIONAL FINANCIAL TITLE SERVICES, INC.
BRYAN PATRICK GRIFFIN, ATTORNEY
7145 SWINNEA ROAD, SUITE 2
SOUTHAVEN, MS 38671
(662) 349-6536

FILE # S12180

~~Prepared By And~~ Return To:
Realty Title
1306 Goodman Road Ste. 110
Southaven, MS 38671
(662) 536-1770